

Return to:
Name: Professional Title of The Treasure Coast, Inc.
Address: 1546 US Highway 1
Sebastian, FL 32958
This instrument prepared by: Madison Davis
Professional Title of The Treasure Coast, Inc.
1546 US Highway 1
Sebastian, FL 32958
File No.: 2022-55764

WARRANTY DEED

10.00
1190.00
This Warranty Deed Made this 27 day of September, 2022 by Andre J. Dorawa, Trustee of the Andre Jorgen Dorawa Revocable Trust dated October 8th, 2018 hereinafter called the grantor, whose post office address is:

262 Faith Terrace, Sebastian, Florida 32958

to: Ando Building Corporation, a Florida Corporation whose post office address is: 480 Chaloupe Terrace, Sebastian, FL 32958 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Indian River County, Florida, viz:

Lots 36 and 37, Block 490, Sebastian Highlands Unit 12, according to the map or plat thereof, as recorded in Plat Book 7, Pages 57 and 57A, of the Public Records of Indian River County, Florida.

This property is not the homestead of the Grantor (s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Jessica M. Papczynski
Jessica M. Papczynski

Print Name

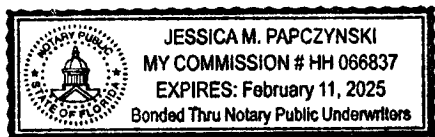
Witness Allyson Rico

Allyson Rico
Print Name

State of
County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of September, 2022 by Andre J. Dorawa, Trustee of the Andre Jorgen Dorawa Revocable Trust dated October 8th, 2018 who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Andre J. Dorawa
Andre J. Dorawa, Trustee of the Andre Jorgen Dorawa Revocable Trust dated October 8th, 2018

Jessica M. Papczynski
Notary Public
Print Name: Jessica M. Papczynski
My Commission Expires: 2/11/25